



HARRISON INGRAM

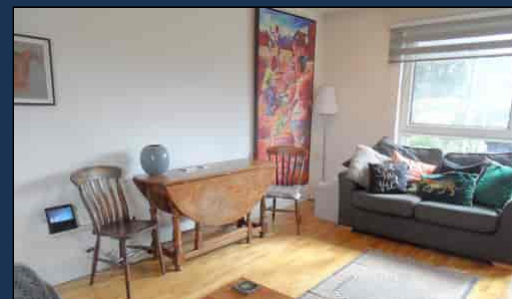
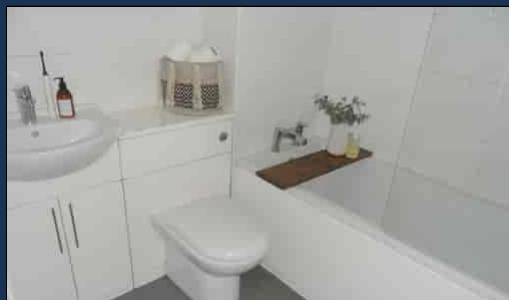
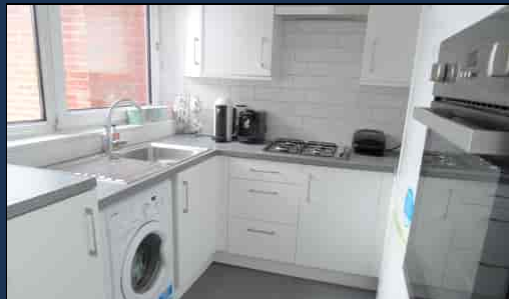
156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**6 Cleanthus Close, Shooters Hill,
London, SE18 3DN**



£280,000

Forming part of this SOUGHT AFTER DEVELOPMENT set within a quiet cul-de-sac, we are delighted to offer for sale this spacious and well presented TWO DOUBLE BEDROOM, GROUND FLOOR FLAT which in our opinion would make a perfect first time purchase.

SUPERB LOCATION, being within close proximity of many outdoor activities including Oxleas Woods, and the grade II* listed folly of Severndroog Castle, choice of local sporting and leisure facilities including Shooters Hill Golf Course, Tennis Club, Bowls Green, Shrewsbury Houses Community hub and Eaglesfield Green Flag Park.

There are local shops nearby and the 244 bus will take you to Woolwich town centre for more extensive shopping and Elizabeth Line station which offers a service into Docklands, the City and West End which is great for all you BUSY COMMUTERS.

You would also have the choices of other railway stations including Falconwood, Woolwich Dockyard and Woolwich Arsenal which all offer regular services into the City and West End.

Drop over and down the hill into BLACKHEATH VILLAGE which offers an array of boutiques, coffee shops, restaurants and bars.

All in all, a wonderful opportunity to own a well proportioned property in the highly sought after Shooters Hill area.

Other features to note are; lounge with dual aspect windows, modern fitted kitchen, smart fully tiled bathroom, both double bedrooms have built in wardrobes, secure entryphone system, lots of storage, gas central heating, double glazed, communal gardens, garage en-bloc as well as residents parking and a long lease (over 900 years).

COMMUNAL ENTRANCE

Accessed via entryphone system.

ENTRANCE HALL

Glazed entrance door, wood flooring, built in storage cupboards, central heating thermostat, entryphone.

LOUNGE

5.10m x 3.44m (16' 9" x 11' 3") Lovely size room with double glazed windows to two sides, wood flooring, radiator.

KITCHEN

2.57m x 2.39m (8' 5" x 7' 10") Double glazed window to front, fitted with matching range of white wall, base and drawer units with chrome handles, inset stainless steel sink unit with chrome mixer tap, built in stainless steel electric oven, inset 4 ring stainless steel gas hob with extractor above, tiled to splashback areas, ample worktop surfaces, plumbed for washing machine, tiled floor.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

BEDROOM 1

4.19m x 3.17m (13' 9" x 10' 5") Double glazed window to side, radiator, wood flooring, double built in wardrobe.

BEDROOM 2

4.19m x 2.43m (13' 9" x 8' 0") Great size second bedroom with double glazed window to side, wood flooring, built in storage cupboard, radiator.

BATHROOM

Modern white suite comprising panelled bath with chrome mixer tap, independent shower unit with the choice of overhead or handheld attachment, vanity wash hand basin with chrome mixer tap and storage cupboards under, low level WC with concealed cistern, extractor, fully tiled walls and tiled floor, heated ladder style radiator/towel rail.

GARDENS

Well kept communal gardens.

GARAGE

En-bloc and there is ample residents parking.